

for sale

guide price **£290,000 to £310,000**

Freehold



## Brymore Road Canterbury CT1 1JE

**\*\*GUIDE PRICE £290,000 - £310,000\*\*** A **FOUR BEDROOM** end of terrace home previously used for student accommodation which provided an excellent rental return and generated £20,680 per year including bills. The property benefits from spacious living and is within easy access to Canterbury City centre.

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# Property Details

## Ground Floor

### Entrance Porch

Entrance door to the side, built in cupboard area and laminate flooring.

### Lounge 11' 4" x 12' ( 3.45m x 3.66m )

Double sliding doors to the rear overlooking the rear garden, wall lighting, laminate flooring, radiator.

### Cloakroom

W.c, wash hand basin, radiator and a double glazed window to the front.

### Dining Room / Bed Four 8' 10" x 10' 9" ( 2.69m x 3.28m )

Double glazed window to the rear overlooking the garden, store cupboard with rail, radiator.

### Kitchen 8' 10" x 10' 8" ( 2.69m x 3.25m )

Fully fitted kitchen with selection of matching wall and base units with work surfaces over. Space for fridge freezer, plumbing for washing machine, electric oven and gas hob, Double glazed window to front, radiator and central heating boiler.

### Storage Area 5' 1" x 6' 9" ( 1.55m x 2.06m )

Entered from main hallway, double glazed windows to side and front.

## First Floor

### Landing

Stairs from ground floor via the entrance hall. Double glazed window to the front, built in airing cupboard and access to the loft.



### Bedroom One 10' 3" x 11' 1" ( 3.12m x 3.38m )

Double glazed window to the front, fitted wardrobes, radiator.

### Bedroom Two 10' 1" x 12' 2" ( 3.07m x 3.71m )

Double glazed window to rear, fitted wardrobes and radiator.

### Bedroom Three 8' 1" x 9' ( 2.46m x 2.74m )

Double glazed window to rear, radiator.

## Bathroom

Double glazed window to front, matching suite including bath with shower over, WC and wash hand basin. Extractor fan and fully tiled.

## To The Outside

### Front Garden

Path to front door, mostly laid to lawn

### Rear Garden

Mostly laid to lawn with patio area, brick storage shed, fenced to all sides with gate offering rear access.



## directions to this property:

Leave the centre of Canterbury on the A28 towards Ramsgate, passing along Military Road then left at the roundabout onto Tourtel Road. At the next roundabout take the third turning on the right into Brymore Road.

To view this property please contact Connells on

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77 Castle Street  
CANTERBURY CT1 2QD

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: CBY404552 - 0003

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